

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12 -14		NEWPORT ST, ARLINGTON

OWNERSHIP

Owner 1:	MAZZOLA JEAN M/TRUSTEE	Unit #:	12
Owner 2:	12 NEWPORT ST REALTY TRUST		
Owner 3:			
Street 1:	90 EVERETT ST		
Street 2:	UNIT 2		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474	Own Occ:	N
		Type:	

PREVIOUS OWNER

Owner 1:	JOHNSON ERIKA K & -
Owner 2:	MAZZOLA JEAN M -
Street 1:	90 EVERETT ST #2
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1922, having primarily Wood Shingle Exterior and 1590 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land
102	Condo		0		Sq. Ft.	Site

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CND	Total:		Spl Credit		Total:	
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	566,500	4,100		570,600
Total Card	0.000	566,500	4,100		570,600
Total Parcel	0.000	566,500	4,100		570,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:	358.87	/Parcel:	358.8

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	557,800	4100	.		561,900	561,900	Year End Roll	12/18/2019
2019	102	FV	502,500	4100	.		506,600	506,600	Year End Roll	1/3/2019
2018	102	FV	443,500	4100	.		447,600	447,600	Year End Roll	12/20/2017
2017	102	FV	403,600	4100	.		407,700	407,700	Year End Roll	1/3/2017
2016	102	FV	403,600	4100	.		407,700	407,700	Year End	1/4/2016
2015	102	FV	372,300	4100	.		376,400	376,400	Year End Roll	12/11/2014
2014	102	FV	355,000	4100	.		359,100	359,100	Year End Roll	12/16/2013
2013	102	FV	355,000	4100	.		359,100	359,100		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JOHNSON ERIKA K	66658-494		1/12/2016	Convenience	1	No	No		
MICCO JAMIE,	64961-263		2/25/2015		440,000	No	No		
SHAYAN SHAHPOOR	53469-232		8/31/2009		365,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/29/2013	139	Manual	2,741	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/17/2018	Measured	DGM	D Mann
5/21/2013	Info Fm Prmt	EMK	Ellen K
5/3/2010	NEW CONDO	BR	B Rossignol

Sign:	VERIFICATION OF VISIT NOT DATA	___/___/___
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Total:		Spl Credit		Total:	
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USER DEFINED

Prior Id # 1:	90145
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/11/20	05:26:13

LAST REV

Date	Time
09/17/18	13:29:03
danam	
15753	

